

REPORT FOR WESTERN AREA PLANNING COMMITTEE**Report No.**

Date of Meeting	25 November 2015
Application Number	15/05656/FUL
Site Address	Brook Hall Farm, Wood Road, North Bradley, BA14 9PT
Proposal	Temporary use as a solar farm, for 25 years from the date of project completion. The development will consist of static arrays of solar photovoltaic panels, ancillary plant, electrical equipment, SSE substation, security cameras, access tracks and fencing (Resubmission of 15/01199/FUL)
Applicant	Mr Chris Bale
Town/Parish Council	HEYWOOD
Electoral Division	ETHANDUNE – Cllr Jerry Wickham
Grid Ref	385169 153475
Type of application	Full Planning
Case Officer	Matthew Perks

Reason for the application being considered by Committee

Councillor Wickham has requested that the application be considered by the Planning Committee for the following reasons:

- Scale of Development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance

1. Purpose of Report

The purpose of the report is to assess the merits of the planning proposal and recommend that planning permission be granted.

2. Report Summary

The key issue to consider is whether or not the proposal accords with Core Policy 42 of the Wiltshire Core Strategy in particular in relation to:

- the principle of the development;
- potential impact upon the area in particular in relation to heritage assets;
- highway and access considerations; and
- potential impact on amenity.

Heywood Parish Council - Objects to the proposals for the reasons cited within section 7 below.

North Bradley Parish Council also objected.

Neighbourhood Responses: Two letters of objection were received.

3. Site Description

The application site is situated at Brook Hall Farm, some 3.5km south of Trowbridge and approximately 500m to the north of the West Wilts Trading Estate. The land is agricultural and is used for arable crops. The site lies to the north of the group of buildings comprising the Brook Hall Farm complex, which includes a number of farm buildings and a separate farm house known as Brook Hall. Some of the farm buildings converted to residential use are grade II including a barn and the original farmhouse. There is also a grade I building known as the "Early Wing" attached to the original farmhouse (separately listed Grade II).

The site is accessed via a link to the Southwick/Brokerswood Road and also over a private track to the south, linking into the West Wilts Trading Estate.

The site has good access to the Scottish & Southern Energy (SSE) distribution system with a connection point to the grid located adjacent to the proposed arrays. There are overhead electricity lines traversing the site.

4. Planning History

There is no recent planning history of relevance to the proposed solar farm.

5. The Proposal

The proposal has been amended and reduced from the original submission and now comprises three fields of a total of approximately 9ha in extent on which arrays would be sited. The 3-field scheme is dissected by a wide belt of deciduous woodland. The application is for a temporary use as a solar farm, for 25 years and includes static arrays of solar photovoltaic panels, ancillary plant, electrical equipment, a SSE substation, security cameras, access tracks and fencing. The proposal also includes biodiversity enhancements.

6. Local Planning Policy

Wiltshire Core Strategy

CP2 – Delivery Strategy

CP29 – Trowbridge Community Area

CP 42 - Standalone renewable energy installations

CP50 – Biodiversity and Geodiversity

CP51 - Landscape

CP52 – Green Infrastructure

CP57 – Ensuring High Quality Design and Place Shaping

CP58 – Ensuring the Conservation of the Historic Environment

CP60 – Sustainable Transport

CP67 – Flood Risk

National Planning Policy Framework 2012 (NPPF)

Planning Practice Guidance (PPG)

7. Summary of consultation responses

Heywood Parish Council

The Parish objects on the grounds of the cumulatively detrimental effect of a further solar park. This would be the third solar park in the Parish and the Council is very concerned about the impact of five existing and proposed solar farms in such close proximity - namely Brook Hall Farm, Blenches Mill and Viridor West (Cement Works) and those at Axe and Cleaver Lane and Poles Hole Farm, Southwick. The Early Wing at Brook Hall is a grade I listed building and Brook Hall Farmhouse and the associated Barn are Grade II listed and there is evidence suggesting the existence of a medieval deer park. The complex is a valuable 'heritage asset' for the county and the application will have an unnecessary and visually detrimental effect on historically significant buildings and their surroundings. The archaeological assessment is deemed to be insufficient as it plays down the association between the complex, the former medieval parkland to the east and the broader landscape. Temporary access routes are proposed over suspected archaeological features having a detrimental effect. There is a discrepancy over the area covered by the application. The area quoted in the site area box on the application form states 10.52 hectares, while the Design and Access Statement 2.1 states it to be 45.32 hectares.

North Bradley Parish Council

There are currently 3 planning applications for solar farms, 2 in Southwick & 1 in Hawkeridge, which would all be within a one-mile stretch. No additional comments on revised plans.

Wiltshire Council Archaeologist

Noted the desk based assessment and geophysical survey in which no significant heritage assets were identified. Considering the relatively low below ground impact, no further archaeological investigation will be required. However, in terms of the impact of the development on the setting of nationally designated heritage assets the advice from Historic England is supported.

Historic England

(Amended Plans) Officers welcomed the omission of the area of coverage by the solar array in the southern fields thus reducing the size of this development overall and the impact on the setting of the listed farmstead. On the basis of this reduced area coverage, there is still some concern about the impact of this development on a cumulative basis with harm caused to the settings of the Bratton Camp Hill fort and White Horse scheduled monuments. In HE's view, there will be some adverse impact on the setting to this group of designated heritage assets. HE does not object to this application, but there is still some harm that needs to be balanced against the public benefits that the scheme would deliver.

Wiltshire Council Drainage Officer

Following the submission of revised plans an earlier objection on drainage grounds was withdrawn. An informative is recommended regarding the siting of units and the possible need for consents under drainage legislation.

Environment Agency

The Agency has no objection to the proposed development and recommends informatives on surface water drainage and pollution prevention.

Wiltshire Council Environmental Health

The construction of solar farms has the potential to cause loss of amenity during the construction stage. A construction hours condition is therefore recommended.

Wiltshire Council Highway Officer

No objection subject to the development process adhering to the Construction and Traffic Management Plan.

Natural England

The site is within 7.5km of the Cotswold AONB. Cumulative impacts should be assessed. In addition the site is close to listed buildings and pathways,

National Grid

Notes only that it has apparatus in the vicinity of the site which may be affected by the development.

Wiltshire Council Rights of Way Officer

Requested revised detail in respect of the proposed hedgerow layout in the vicinity of the line of the HEYW10 footpath. These details were submitted and the Officer confirmed that the revisions were acceptable.

Wiltshire Council Tree Officer

Amended plans - Conditions recommended with regard to landscaping and tree protection.

Wessex Water

No objection

8. Publicity

Two responses were received. Comments and objections are summarised as follows:

Over-development of the area which is being swamped with industrial parks/ business parks and residential developments and the associated traffic;

There are a number of solar farms in the area;

Loss of countryside and village identity;

Listed buildings would be impacted;

Contents of Ecology studies noted and appear satisfactory;

Concerns over sprawl of urbanisation, the long-term plans for this site and the various questions that usually arise regards renewable electricity supply;

Westbury growing very rapidly and likely mean that even more greenfield sites must be set aside for growth;

View from the White Horse and impact of solar panels;

Note comments of Historic England but also growth potential arising from additional energy. Perhaps however this installation is not the one that should be halted but other industrial installations that should be refused;

Loss of farmland and reliance on imports of food and consequences of loss of habitat elsewhere in the world;

Doubts about temporary nature of the farm;

Precedent for designating other farm land for different uses;

What are the guarantees that will be returned to a original state ;

Rehabilitation must be planned for and funded;

Why is field being used rather than rooftops of industrial premises or the homes of poorer peoples in Westbury who might direly need electricity usage to be subsidised to reduce their bills whenever possible;.

Good to have supply near a place of high demand and industrial users may be the more likely to use renewable electricity is but there must be better ways than using greenfield sites;

Economics of this type of installation mean that other users further down the line will be paying; and

Storage (electricity) not included – SSE should comment on this.

9. Planning Considerations

Planning Law require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Government Policy on renewable energy is expressed in the NPPF. Paragraph 93 explains that “...*planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.*”

Paragraph 98 of the NPPF sets out that *applicants for energy development are not required to demonstrate the overall need for renewable or low carbon energy. Moreover it must be recognised that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.* Most importantly, a proposal should be approved (unless, of course material considerations indicate otherwise) if its impacts are, or can be made acceptable.

Government Planning Practice Guidance (March 2014) replaces the ‘Planning practice guidance for renewable and low carbon energy’ (2013). The PPG sets out the planning considerations. PPG considerations include:

- *that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;*
- *the need for, and impact of, security measures such as lights and fencing;*
- *great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;*
- *the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;*
- *the energy generating potential, which can vary for a number of reasons including, latitude and aspect.*

The approach to assessing cumulative landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines. However, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero.

Core Policy 42 of the WCS in turn states that: Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- i) The landscape, particularly in and around AONBs*
- ii) The Western Wiltshire Green Belt*
- iii) The New Forest National Park*
- iv) Biodiversity*
- v) The historic environment including the Stonehenge and Avebury World Heritage Site and its setting*
- vi) Use of the local transport network*
- vii) Residential amenity, including noise, odour, visual amenity and safety and*
- viii) Best and most versatile agricultural land*

Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context.

The supporting documentation to the application included (apart from the standard drawings):

- An Archaeology and Heritage assessment
- Planning Statement

- Design and Access Statement
- Energy Statement
- Construction & Traffic Management Statement
- Decommissioning & Restoration Scheme
- Landscape and visual Impact Assessment
- Habitat Survey Report
- Habitat Management Plan
- Surface Water Management Strategy
- Flood Risk Assessment
- Statement of Community Involvement

The proposed solar farm is a form of renewable energy. Renewable energy is encouraged at both a national (NPPF, namely section 10) and local (WCS) level and is therefore considered in principle to be appropriate if the site-specific constraints are satisfactorily resolved.

For the avoidance of doubt, the final plans now submitted for approval have been amended following input from Consultees. The plans have addressed issues identified by the Ecologist, Rights of Way Officer and Drainage Officer to their satisfaction. Of particular importance to the setting however, the revised plans have removed from the scheme proposals to install arrays on the southernmost fields in the vicinity of the designated farm buildings and Brook Hall that are situated to the west of Brook Hall Farm. The fields now would provide for enhanced grassland habitat, which the Ecologist supports.

The effect of the revisions is a reduction in the size of the proposed scheme from 10MW to 5MW and includes revised layout and the associated hedgerow planting. They also provide for the introduction of a new ecological mitigation area in which new habitat can be created and managed.

In considering the WCS CP42 criteria i to iii, the site is not located within an AONB, the Green Belt or any other designated landscape. It stands in relative visual isolation from the immediately accessible surrounds with the nearest public highways (roads) to the west and east being some 650m and 450m distant respectively, with intervening hedgerows screening the area. The immediate surrounds would be well screened from the site given existing boundaries and proposed hedge enhancements.

The visual impact on the open countryside (an issue raised by both Parish Councils as well as the two objectors) nevertheless remains a consideration, including under WCS CP51 which requires development to protect, conserve and where possible enhance landscape character and must not have a harmful impact, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

There have been other recent consents for solar farms in the vicinity, Poles Hole Farm being the nearest. The potential cumulative impact is a consideration raised by the Parish comments. There would be no inter-visibility between the two given intervening vegetation and local topography, where natural ridge lies between the two. A further consideration is however the potential sequential visual effects, on users of local pathways. There are Public Rights of Way that traverse past the northern perimeter of the fields as well as to the south of the field that would contain the arrays, which represent the publicly accessible routes that would be most likely to be impacted. However, it is considered that cumulative impacts on

pathways would be of a low level, since the distances between the application and other solar sites is a minimum of approximately 2Km by footpath routes (which includes roads) and there are a number of alternative footpath routes within the area which would not be affected.

With regard to **biodiversity considerations** (criterion iv to CP 42), Core Policy 50 also applies and requires that developments enhance biodiversity on the site, Following the submission of additional information and analyses, the Ecology Officer is satisfied that this can be achieved given the details provided. Importantly the removal of arrays from the southernmost fields and the proposed planting enhancements would be of particularly high ecological value.. The revised proposals provide a significant opportunity to contribute to the council's biodiversity action plan

The Ecologist is satisfied with the revisions, subject to conditions in relation to compliance with the submitted Ecological Appraisal and Mitigation Strategy report, the submission of an amended Habitat Management Plan and a Landscape Strategy. The Habitat Management Plan and landscaping proposals would result in the creation of 1085m of new hedgerows and the planting of over 10 hectares of mixed grassland which will be managed in a manner which encourages invertebrates and birds. No existing hedgerows or woodlands will be adversely impacted by the design and woodland and badger setts are identified for protection. It is thus considered that the proposal complies with the relevant criteria of CP50 subject to conditions requested by the Ecology Officer regarding biodiversity enhancements which can be attached to any recommendation of approval.

The planting scheme, together with that requested by the ROW officer is considered to address the issues raised by the Tree Officer.

Heritage considerations (criterion v to CP 42) are of particular relevance in this case. The supporting documentation identified all designated heritage assets located within the study area and these were assessed in detail to gauge the potential for, and significance of, indirect ('setting') impacts from the proposed development on the site. The assets include one Grade I listed building, one Grade II* listed building, 20 Grade II listed buildings and one scheduled monument. In addition, all highly graded assets within 2km of the application site were subject to assessment. These assets comprise one scheduled monument and three Grade II* listed buildings, including Heywood House, specifically requested for assessment by Historic England. The scheduled monument of Bratton Camp Iron Age Hillfort and the Westbury White Horse, located about 4.5km the south east of the site, were also included in the assessment, as it was still determined to be a potentially sensitive heritage receptor.

Historic England's comments on the initial plan confirmed that there would be little or no effect on the nearby ancient monuments in the West Wilts Trading Estate, but felt that there was potential impact on the more distant Bratton Camp. Particular concerns were raised with regard to the setting of Brook Hall and the effect on the immediately surrounding landscape. This led to the revision to the plans, removing the southernmost fields from the area in which arrays would be located. These are the fields in closest proximity to the Brook Hall complex. Further consultation followed and HE identified the need for further clarification on the visual impact on the setting to the farm complex to the north of Brook Hall along the current access road. It was established that images relevant to that aspect had been submitted in the

original documentation, confirming that the setting would not be affected. Thus the remaining harm is considered to apply to any potential cumulative impacts on the setting of Bratton Camp and the White Horse. Historic England advised that *“...there will be some adverse impact on the setting to this group of designated heritage assets and consequently whilst we do not object to this application, there is still some harm that needs to be balanced against the public benefits that this scheme may provide...”*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting. The NPPF in turn deals with whether or not any development the proposal causes ‘substantial harm’, ‘less than substantial harm’ or no harm to heritage assets, more specifically:

“133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and*
- to viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- the harm or loss is outweighed by the benefit of bringing the site back into use.”*

However

“134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

And, in defining the level of harm the PPG provides the following advice -

“Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.”

In this instance it is considered that the revisions to the plans have removed any potential for material harm to the setting of the Brook Hall Complex. Historic England has lifted the original objection to the proposal.

The immediately surrounding fields to the east would remain open without any arrays, and be subject to planting of grassland to create the biodiversity enhancements to address ecological considerations. The listed buildings in the Brook Hall Complex would visually

separate from any fields containing arrays due to topography and intervening modern structures. Heritage assets in the form of listed buildings in the wider surrounding area would not see setting affected at all.

With regard to Bratton Camp and the White Horse, these are located a minimum of 4.8km distant to the south east with the built up areas of Westbury and the West Wilts Trading Estates, the railway lines and the old cement works within the intervening landscape. It was confirmed during the site visit that the woodland that subdivides the site would screen the two western fields (approximately half of the site) in the scheme from view. The eastern field would be visible at 4.8km distant from the White Horse ridge, but there are mature trees to the boundary of the site and then modern industrial development beyond in the intervening space. In sum, both individually and cumulatively, when seen together with the site at Hawkeridge, any impact on the setting of the monuments is very limited and is considered to amount to less than substantial harm would arise for the settings of the White Horse or Bratton Camp.

The proposal in turn provides for benefits in the form of medium term (25 year) provision of clean energy with a saving of carbon emissions contributing towards government supported goal of a reduction in such emissions as well as biodiversity enhancements meeting the requirements, respectively, of Core Policies 42 and 50 of the WCS.

Criterion vi) of CP 42 (Use of the local transport network) has been addressed to the satisfaction of the Highway Officer subject only to a condition to ensure that development takes place in accordance with the submitted "Construction and Traffic Management Plan." A total of approximately 180 delivery vehicle movements would be evenly distributed throughout the construction period (12 weeks), albeit with a slightly higher delivery rate during weeks 2-8 when the majority of the solar panels would be brought to site. Average rate of delivery would therefore be fewer than 3 vehicles per day, with 6-10 vehicles at peak periods of activity. Existing access routes to the site would be used. The site is accessible from the south via an established route to the West Wilts Industrial Estate. The route from the south would be specified for all construction vehicles over 3.5 tonnes. The site visit confirmed that this route "Storridge Road" is a track from the point where it meets the roads within the industrial estate, but the management scheme includes proposals to develop a signage scheme in consultation with Highways officers to ensure adequate control over vehicle movements. The existing access track would be reinforced and improved where necessary and a new temporary track would be installed (250m) to enable routing of deliveries around the farm buildings. In order to protect the ground and site during construction, further temporary track surfaces and laydown areas would be created. These would be removed from site once construction is complete

The requirements of the Rights of Way Officer have been addressed in terms of the proposed hedgerow layout in the vicinity of the line of the HEYW10 footpath. It is considered that the proposed new hedge planting provides for screening as well as an improved setting for the ROW that traverses the site from east to west.

With regard to criterion vii) of CP 42 (residential amenity, including noise, odour, visual amenity and safety), the site is located away from residential buildings and would therefore not impact to any harmful extent on the relationship between the landscape and existing dwellings. The proposal would include the re-introduction of previously removed hedgerows

and new planting of grassland (see Ecology discussion above). Nuisance to any residential properties arising from vehicular movements during the construction phase would be limited given that heavy vehicles would be routed via the Industrial Estate and a temporary route avoiding the farm buildings is proposed, and would subsequently be removed. Apart from the buildings within the Brook Hall farm complex there is only "Court Farm" some 250m to the east of the site. Court Farm would not be affected by vehicular access during construction.

No objections were received from immediately adjacent neighbours in the Brook Hall complex.

Criterion viii) to CP 42 requires that consideration must be given to impacts on "**Best and most versatile agricultural land**". The application site land is classified as grade 3B, which is not within this category of best and most versatile agricultural land. The NPPF encourages the use of areas of poorer quality land in preference to that of the higher quality best and most versatile land. Brook Hall Farm is a relatively small farm with various parcels of land currently being put to use under short-term lets to other farmers. The supporting documentation argues that "Permission for this development will be a crucial part of the continuing economic sustainability of this farm, providing a stable source of non-farm income for the owner, thus helping to secure its role in the agricultural community". The panels in turn would not preclude ongoing and less intensive agricultural use of the land with the option to graze sheep remaining. Albeit in the medium terms, the proposal would not sterilise the agricultural land and prevent its return fully to that use in the future. At the end of the solar farm's life, all the equipment would be completely removed from the site in terms of a Decommissioning and Restoration Scheme that could be appropriately conditioned.

10. Conclusion

The principle of the proposed solar farm is acceptable at national and local level. The site is not located within any protected landscape, and identified issues of ecology, Rights of Way, landscaping and highways can be satisfactorily addressed by appropriate conditions. There would be a positive public benefit in the form of medium term provision of clean energy with a saving of carbon emissions contributing towards government supported goal of a reduction in such emissions. No unacceptable amenity issues would arise. It is acknowledged that the proposed solar park may be visible to the immediate surrounds in particular to public footpaths, but the existing and proposed planting would reduce the impact of the proposed development. The benefits arising from the scheme are considered to outweigh the less than substantial harm that would arise out of the very limited impact on the setting of Bratton Camp and the White Horse. In summary, the environmental benefits in terms of providing renewable energy and the proposed biodiversity enhancements outweigh the limited concerns raised.

RECOMMENDATION

Permission subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The Local Planning Authority shall be notified in writing within one month of the event that the solar array hereby approved has started to feed electricity to the Grid. The installation hereby approved shall be permanently removed from the site and the land reinstated within 25 years and six months of the date that the solar farm starts feeding electricity into the grid, in accordance with a scheme for the decommissioning and restoration of the development which shall have been submitted to and approved in writing by the Local Planning Authority 6 months prior to decommissioning. The Local Planning Authority shall be notified in writing of that removal within one month of the event.

REASON: In the interests of amenity and the finite operation of this type of development.

- 3 In the event that the development ceases to be operational for the generation of energy before the end of the period defined in condition 2 then all associated development on, under or above the application site shall be removed from the site and the land returned to its former condition in accordance a Decommissioning Plan to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of decommissioning, and within six months of the cessation of the generation of energy from the site.

REASON: In the interests of amenity and the circumstances of the use.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan EDP H3: received on 5 November 2015;

BH00104-00-000 REV R06 received on 1 October 2015

BH00104-15-001 REV R03 received on 1 October 2015

BH00104-16-001 REV R02 received on 25 June 2015 insofar as the plan relates to additional hedge planting only; and

Read in conjunction with details for Mounting Arrangements, Inverter and Transformer Housing, SSE Substation, Cable Trench Arrangements and Security Cameras as contained in the document "Equipment Appearance and Technical Details" received on 9 June 2015.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 5 The development hereby approved shall be carried out in accordance with the Construction and Traffic Management Plan Ref. BHF/RPT/011 dated May 2015 and details of the signage scheme proposed in Paragraph 4.2 of that document shall be

submitted for approval to the Local Planning Authority prior to the commencement of development, including the delivery of any materials to the site.

REASON: In the interests of highway safety and amenity.

- 6 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0730 - 1800 Monday to Fridays and 0800 - 1300 on Saturdays.

REASON: In the interests of amenity.

- 7 The development hereby approved shall be carried out in accordance with the recommendations made in section 5 of the Ecological Appraisal and Mitigation Strategy report dated April 2015 prepared by AD Ecology Ltd, including the implementation of defined working areas, as already submitted with the planning application and agreed in principle with the local planning authority before determination.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

- 8 Prior to any site preparation works or the commencement of development, an amended Habitat Management Plan shall be prepared and submitted to the local planning authority for approval to include the location of badger access points through the perimeter security fence and the management of the ecological mitigation area in field F3. The development site shall be managed and maintained in accordance with the measures set out in the approved plan in perpetuity unless otherwise agreed in writing with the local planning authority.

REASON: To ensure the appropriate management of priority habitats and mitigation for protected species.

- 9 Prior to any site preparation works or the commencement of development, a Landscape Strategy shall be prepared and submitted to the local planning authority for approval, including, but not necessarily limited to, the following:

- an extension to the new hedgerow from field F2, around the badger exclusion area to link up with the section of new hedgerow in field F5 (with a gap for the internal access track)

- a native, locally characteristic species-rich hedgerow planting specification (minimum of 6 woody species)

- an ecological enhancement plan for field F3 (habitat creation details)

wildflower seed mix and farmland bird crop mix details

- preparation and establishment methodology for wildflower meadows and farmland

bird crop areas

All newly created habitats shall comprise native species of British origin and local provenance. The approved Landscape Strategy shall be carried out in the first planting and seeding season following the completion of the development. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock (if necessary). Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the proper implementation of a landscape strategy, in the interests of biodiversity.

- 10 Other than the development and use hereby approved no materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site between the times of completion of development and commencement of decommissioning.

REASON: In the interests of the appearance of the site and the amenities of the area.

- 11 No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To minimise the effects of light pollution on the surrounding area

- 12 **INFORMATIVES:** Drainage: In relation to Council drainage by laws and the Land Drainage Act (LDC) and works on/over/to or within 8m of the top of non-main river watercourses (including outfalls) will require formal LDC consent which is totally separate process to planning. As part of the LDC there will be a requirement of no structure (including panels) to be sited within the 8m margin - this would have an impact on the submitted planning site layout

Any works within 8m of Main River will require similar approval from the Environment Agency.

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from

Natural England prior to commencing works. Please visit the following websites for more information:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment.htm>

<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

The Protection of Badgers Act 1992 protects badgers from cruel ill-treatment, including damage or destruction of their setts, or disturbance whilst a sett is in occupation. This Act makes it illegal to carry out work that may disturb badgers without a Natural England licence. Particular care should be taken when clearing ground prior to development, and if evidence of badger activity is found, (such as foraging routes, snuffle holes, latrines or established setts), then work must stop immediately while a professional ecologist is contacted for advice. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow badgers to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about badgers and licensing can be found at <https://www.gov.uk/badgers-protection-surveys-and-licences>

Pollution Prevention During Construction: Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: - the use of plant and machinery - oils/chemicals and materials - the use and routing of heavy plant and vehicles - the location and form of work and storage areas and compounds - the control and removal of spoil and wastes. The applicant should refer to the Environment Agency's Pollution Prevention Guidelines

The applicant is advised to contact National Grid (plantprotection@nationalgrid.com or +44 (0)800 688588) prior to the commencement of development with regard to protection of infrastructure.